

TONBRIDGE & MALLING BOROUGH COUNCIL

PLANNING and TRANSPORTATION ADVISORY BOARD

14 June 2007

Report of the Director of Planning, Transport and Leisure

Part 1- Public

Matters for Recommendation to Cabinet - Non-Key Decision (Decision may be taken by the Cabinet Member)

1 KENT MINERALS DEVELOPMENT FRAMEWORK – CONSULTATION ON SITE ALLOCATION REPRESENTATIONS

Summary

This report outlines the latest consultation stage for the Kent Minerals Development Framework (KMDF) that concluded on 7 June 2007. The report sets out how the KMDF affects Tonbridge and Malling Borough. It reflects upon how the Council has participated at previous consultation stages and seeks endorsement for an officer-level response to the current consultation documents.

1.1 Introduction

1.1.1 In November 2006, Kent County Council submitted three Minerals Development Framework Development Plan Documents (DPDs) to the Secretary of State for independent examination:

- The Core Minerals Strategy
- Primary Mineral Development Control Policies DPD
- Construction Aggregates DPD.

1.1.2 Following the submission of these DPDs, there was a period of public consultation. In response to that consultation, the County Council received some representations regarding specific sites, and these are considered to fall within the definition of 'Site Allocation Representations'.

1.1.3 In accordance with the new LDF procedures, the County Council consulted on these site allocation representations from Thursday 26 April until Thursday 7 June 2007 (inclusive).

1.2 Implications for Tonbridge and Malling Borough

1.2.1 There are two sites identified in the consultation documents that fall within Tonbridge and Malling Borough:

- the Rail Depot at Holborough and
- Land North of Postern Heath Farm, East of Tonbridge.

1.2.2 **Rail Depot at Holborough** - This site has been included because the Borough Council made a representation at the Submission Stage (November 2006) arguing that the extent of the protected area was inaccurately drawn. The representation made by the Borough Council recognised and was supportive of a rail depot to serve the cement works but argued that the area identified needed to be reduced in size to reflect the existing planning permission. Essentially no further representation can be made on this site from the Borough Council because we made the original representation at the Submission Stage, but other parties may object to the Borough Council's representation.

1.2.3 **Land North of Postern Heath Farm, East of Tonbridge** - This site was identified as a preferred area for the working of mainly sandstone gravels in the submission version of the 'Construction Aggregates DPD'. Two sets of site allocation representations were made during the consultation on the Submission Document. These were made on behalf of local land owners affected by the preferred area and were subject to the latest consultation (see **Annex A** to this report for the proposed amendments).

1.2.4 One set of representations sought a reduction to the extent of the area by approximately a 50%. The other set of representations sought the total deletion of the preferred area on the grounds that the methodology for site selection was unsound and the level of engagement with affected parties was inadequate. Significantly, one of the representations made on behalf of the local land owners argues that the Submission Document over-provides for sandstone derived gravels.

1.3 Tonbridge and Malling Borough Council's Response at the Submission Stage

1.3.1 The Borough Council made representations at the Submission Stage (November 2006) of the Kent Minerals Development Framework on the preferred area for the working of mainly sandstone derived gravels at land north of Postern Heath Farm. At that stage, the Borough Council expressed concern about the impact on local traffic along the A26 and the resultant potential harmful effects on the environment and residential amenity of the surrounding area. The Borough Council also argued for the phasing of the preferred areas identified for the working of sandstone derived gravels, based upon how each area performed in sustainability terms. It is of relevance that at the Preferred Options consultation stage (June 2006) the Borough Council itself expressed concern about the level of public engagement

with, and involvement of, the local communities. This is something that has been picked up and formed the basis of one of the site allocation representations.

1.4 Tonbridge and Malling Borough Council's Officer-Level Submission

1.4.1 Prior to the conclusion of the consultation period on the site allocation representations, an officer-level submission was made to the County Council (see **Annex B** to this report). This submission states that - subject to the County Council agreeing that the objector's argument of there being an over-provision for the working of sandstone derived gravels is correct - support is given by Tonbridge and Malling Borough Council to the site allocation representations seeking the deletion of the preferred area at land north of Postern Heath Farm. Support for this representation will go some way to alleviate the concerns that we have previously raised. The other preferred areas for the working of mainly sandstone derived gravels at Stonecastle Farm South and Woodfalls Farm fall outside of the Borough.

1.5 Legal Implications

1.5.1 There are none directly arising from this report.

1.6 Financial and Value for Money Considerations

1.6.1 There are none directly arising from this report.

1.7 Risk Assessment

1.7.1 Not applicable.

1.8 Recommendation

1.8.1 The officer-level comments (see **Annex B** to this report) made and submitted to Kent County Council are noted and endorsed.

The Director of Planning, Transport and Leisure confirms that the proposals contained in the recommendation(s), if approved, will fall within the Council's Budget and Policy Framework.

Background papers:

contact: Nigel DeWit

Kent County Council Minerals Development
Framework: Consultation on Site Allocation
Representations (April 2007)

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